

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9449041

DATE: 9-21-94

TIME 13:13

FEE: \$20.00 (2 P)

GRANTOR:

(OWNER/SIGNER)

Banyan Investments
Inc &

Locust Investments Inc

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Founders Village #16
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

5-8-66

FINAL PLAT OF FOUNDERS VILLAGE FILING NO. 16

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE NORTHWEST ONE-QUARTER OF SECTION 8,
ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, WHENCE THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 BEARS NORTH 88°40'30" EAST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 88°40'30" EAST 653.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HERITAGE AVENUE AS DEDICATED ON THE PLAT OF FOUNDERS VILLAGE FILING NO. 10 RECORDED AT RECEPTION NO. 8804056 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 42°07'53" EAST 720.19 FEET TO A POINT OF CURVATURE;
- 2) THENCE 377.44 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°35'18" AND A RADIUS OF 520.00 FEET TO A POINT OF TANGENT;
- 3) THENCE NORTH 83°43'11" EAST 79.90 FEET TO A POINT OF CURVATURE;
- 4) THENCE 33.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 94°48'07" AND A RADIUS OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) 353.08 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°45'41" AND A RADIUS OF 617.50 FEET TO A POINT OF TANGENT;
- 2) THENCE SOUTH 31°16'59" WEST 179.00 FEET TO A POINT OF CURVATURE;
- 3) THENCE 203.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°38'52" AND A RADIUS OF 702.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FOUNDERS VILLAGE FILING NO. 2, A PLAT RECORDED IN THE DOUGLAS COUNTY RECORDS AT RECEPTION NO. 359812;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES:

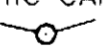

- 1) SOUTH 88°40'30" WEST 249.97 FEET;
- 2) THENCE SOUTH 35°30'12" WEST 134.09 FEET;
- 3) THENCE SOUTH 23°10'25" WEST 266.64 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN THE DOUGLAS COUNTY RECORDS IN BOOK 922 AT PAGE 886;

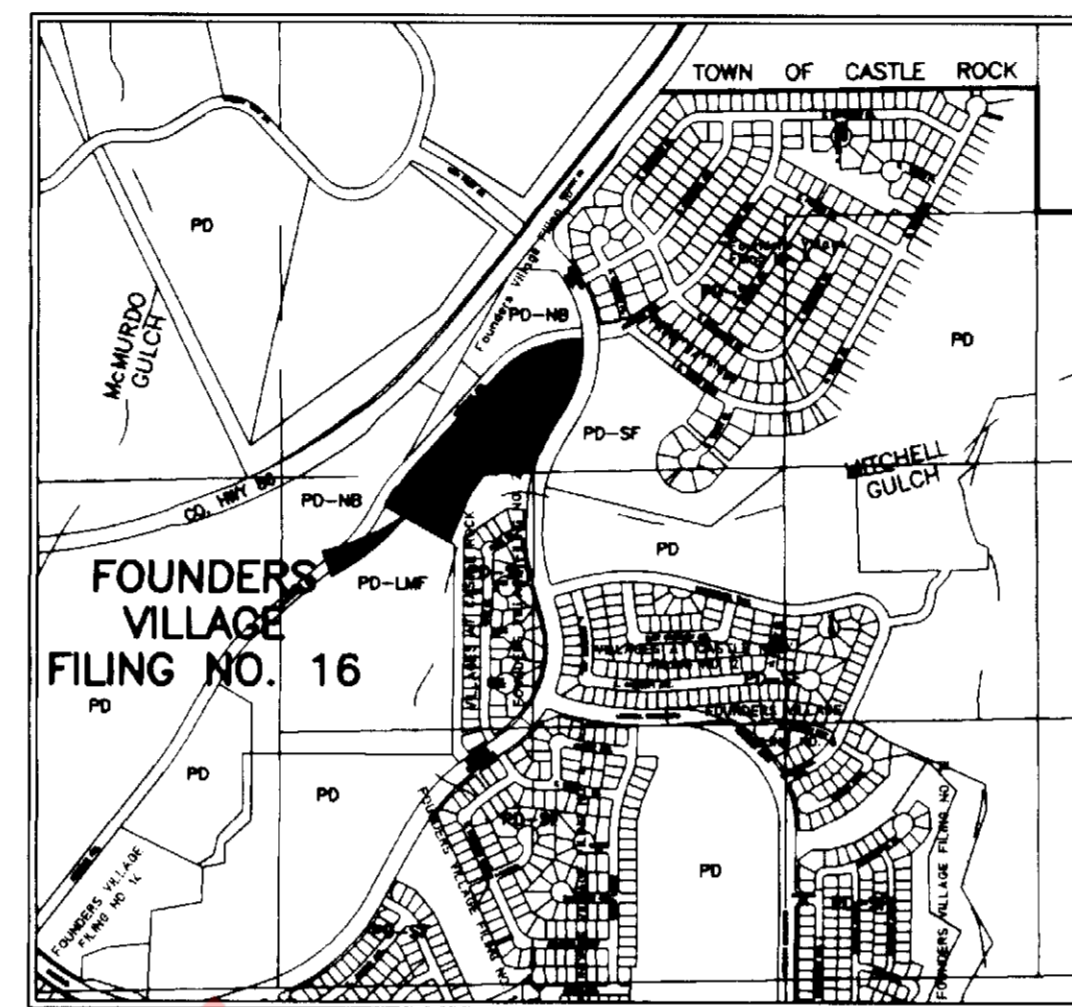
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL NORTH 60°28'21" WEST 382.47 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 29°29'54" EAST 36.67 FEET TO A POINT OF CURVATURE;
- 2) THENCE 114.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°37'59" AND A RADIUS OF 520.00 FEET TO A POINT OF TANGENT;
- 3) THENCE NORTH 42°07'53" EAST 42.87 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 9.991 ACRES (435,193 SQUARE FEET), MORE OR LESS.

NOTES

- 1) FOUND BOUNDARY CORNER - No. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION No. 22100, INDICATED BY 
- 2) SET BOUNDARY CORNER - No. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION No. 9329, INDICATED BY 
- 3) DATE OF SURVEY: FEBRUARY, 1994
- 4) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING NORTH 88°40'30" EAST.
- 5) THERE ARE 31 SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- 6) THIS PLAT IS LIMITED TO 33 SFE, INCLUDING IRRIGATION IN TRACTS A, B, C AND D.
- 7) 10 FOOT WIDE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY, AND 3 FOOT ALONG EACH SIDE LOT ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES. A 5 FOOT EASEMENT ALONG SIDE LOTS WILL BE PROVIDED BY SEPARATE DOCUMENT, AS REQUESTED BY IREA, TO PROVIDE FOR PRIMARY LINE AND STREET LIGHT FACILITIES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 8) SEE FINAL PD SITE PLAN FOR LOCATION AND REQUIREMENTS FOR PRESERVATION OF SIGNIFICANT NATURAL FEATURES.
- 9) THE EXISTING ZONING IS PD.
- 10) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 11) THE OWNERS/SUBDIVIDERS, BANYAN INVESTMENTS & LOCUST INVESTMENTS ADDRESS IS: 7400 EAST CALEY AVENUE, SUITE 100 ENGLEWOOD, CO 80111
- 12) NO PART OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOOD PLAIN.



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO, DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 16. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACTS A, B, C, D AND E AS SHOWN HEREON, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT A, B, C AND E SHALL BE MAINTAINED (TO INCLUDE MOWING AND TRASH PICK-UP) BY THE FOUNDERS VILLAGE MASTER ASSOCIATION (HOA). TRACT D WILL BE MAINTAINED BY THE METRO DISTRICT.

TRACT E IS HEREBY DEDICATED AS OPEN SPACE TO THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNER: BANYAN INVESTMENTS, INC., A COLORADO CORPORATION

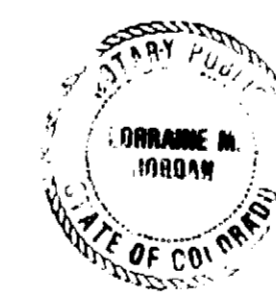
ATTEST: Weki Jones VP/Sec BY: [Signature]
TITLE: VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF AUGUST, 1994.

BY PATRICK S. VAUGHN AS VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Lorraine M. Jordan
MY COMMISSION EXPIRES: 05-28-95



OWNER: LOCUST INVESTMENTS, INC., A COLORADO CORPORATION

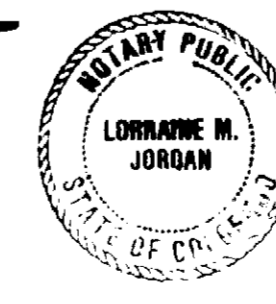
ATTEST: Weki Jones VP/Sec BY: [Signature]
TITLE: VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF AUGUST, 1994.

BY PATRICK S. VAUGHN AS VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Lorraine M. Jordan
MY COMMISSION EXPIRES: 05-28-95



RMCC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
Rev: 07/19/94 Date: 03/25/94
Job No. 2195.019.00
(303) 741-6000 FAX (303) 741-6108

LAND USE SUMMARY

1. NUMBER OF LOTS.....	31
2. GROSS DENSITY.....	3.10 LOTS/ACRE
3. LAND USE.....	RESIDENTIAL
4. BUILDING TYPE.....	SINGLE FAMILY DETACHED
5. ROADWAY AREA.....	1.5 ACRES
6. LOT AREA.....	5.5 ACRES
7. PUBLIC OPEN SPACE (TRACT A,B,C,D & E).....	3.0 ACRES
8. TOTAL PLAN AREA (LOTS, OPEN SPACE AND ROW).....	10.0 ACRES
9. MINIMUM LOT AREA.....	6,000 S.F.
10. MAXIMUM LOT AREA.....	14,000 S.F.
11. AVERAGE LOT AREA.....	7,728 S.F.
12. NET DENSITY.....	5.64 LOTS/AC.

TITLE CERTIFICATE

I, Diane Evans, AN AUTHORIZED REPRESENTATIVE OF Law Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 15th DAY OF August, 1994.

Diane Evans
AUTHORIZED REPRESENTATIVE
Law Title Guarantee Company
TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11th DAY OF July, A.D., 1994.

ATTEST:

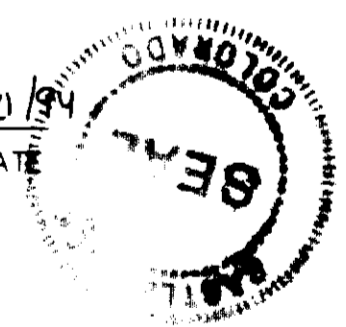
[Signature] 9/20/94 Jennifer King, Deputy 9/20/94
CHAIRMAN DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 28th DAY OF July, 1994.

ATTEST:

[Signature] 9/20/94 [Signature] 9/20/94
MAYOR DATE TOWN CLERK DATE



SURVEYOR

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

[Signature] [Signature]
DUWAYNE M. PHILLIPS DATE 8-2-94
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 9329

FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE., STE 101, ENGLEWOOD, CO 80111

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 21st DAY OF September, 1994, AT _____ O'CLOCK _____ M. AND WAS RECORDED UNDER

RECEPTION NUMBER 9449041 BOOK 1 PAGE 1

[Signature]
DOUGLAS COUNTY CLERK AND RECORDER

SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 PLAT MAP

FOUNDERS VILLAGE FILING NO. 16
FINAL PLAT

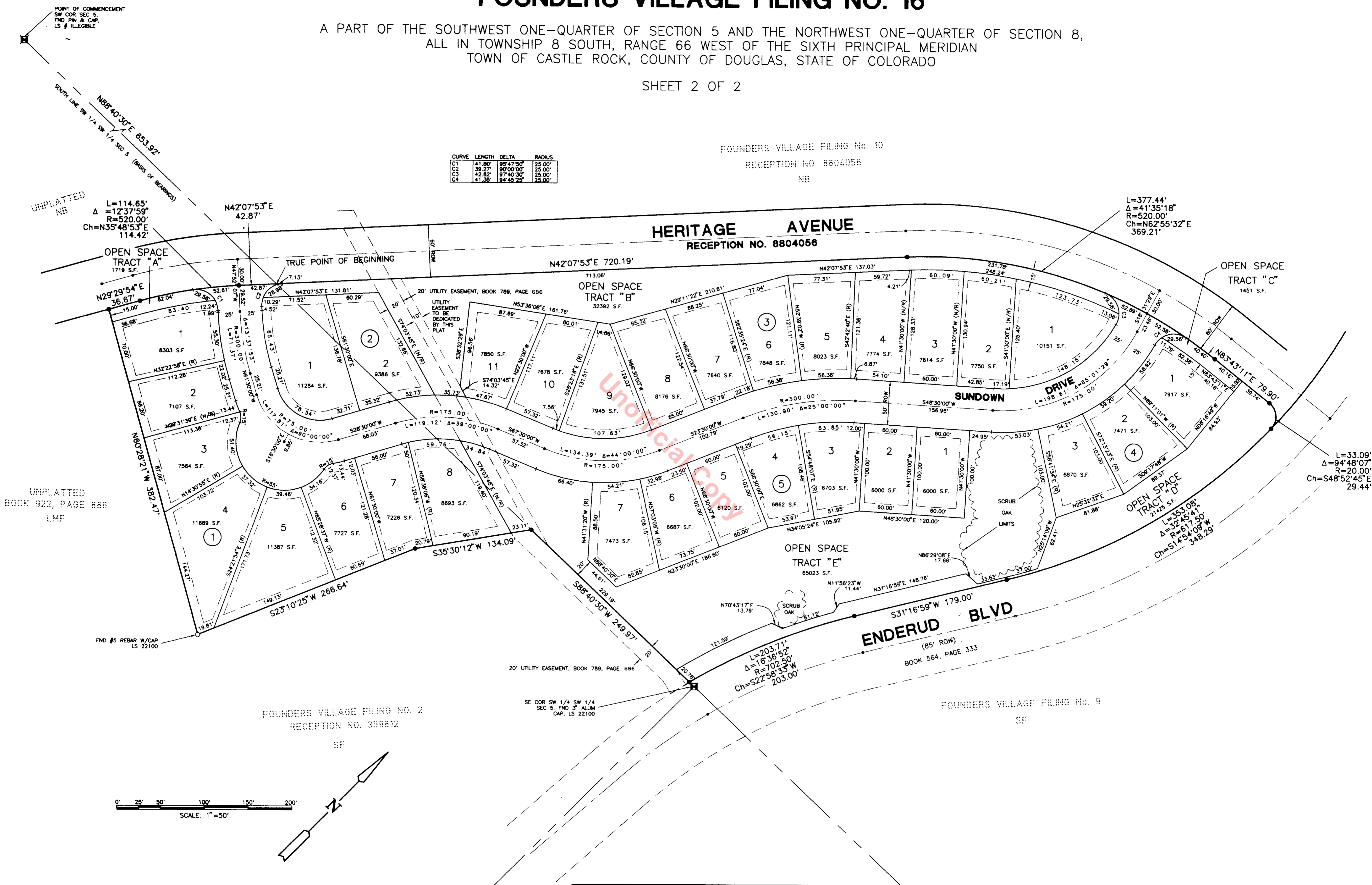
FINAL PLAT OF FOUNDERS VILLAGE FILING NO. 16

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE NORTHWEST ONE-QUARTER OF SECTION 8,
ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2

FOUNDERS VILLAGE FILING No. 16
RECEPTION NO. 8804056
NB

CURVE	LENGTH	DELTA	RADIUS
C1	41.80'	95°47'50"	25.00'
C2	39.27'	90°00'00"	25.00'
C3	42.82'	97°40'30"	25.00'
C4	41.35'	94°45'25"	25.00'

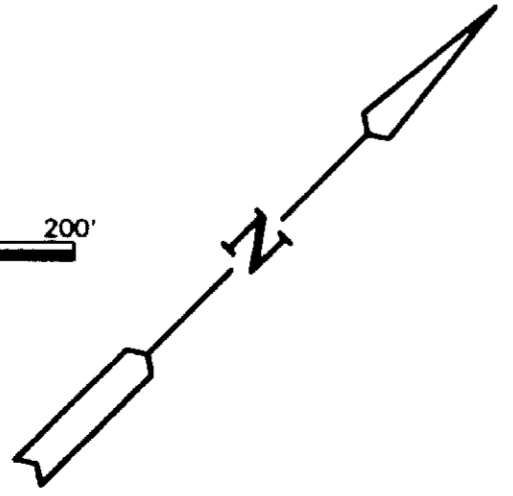
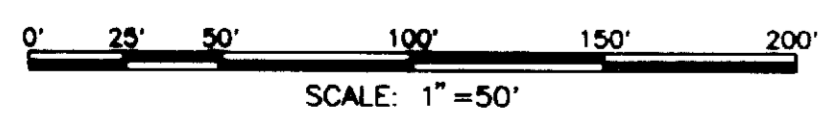


UNPLATTED NB
L=114.65'
Δ=123°7'59"
R=520.00'
Ch=N35°48'53"E
114.42'

UNPLATTED BOOK 922, PAGE 886 LMF

FOUNDERS VILLAGE FILING NO. 2
RECEPTION NO. 359812
SF

FOUNDERS VILLAGE FILING No. 9
SF



Rocky Mountain Consultants, Inc. (RMC)
 CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
 8301 E. Prentice Ave. Suite 101
 Englewood, CO 80111
 (303) 741-8000
 FAX (303) 741-8106
 Rev: 06/02/94
 Date: 03/25/94
 Job No. 2195,019.00